

MANISTEE CITY PLANNING COMMISSION

70 Maple Street
P.O. Box 358
Manistee, Michigan 49660

MEETING MINUTES

November 3, 1994

The regular meeting of the Manistee City Planning Commission was held on November 3, 1994 at 7:00 PM in the City Council Chambers at City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:00 PM by Vice Chairman, D. Johnson.

MEMBERS PRESENT: R. Bauman, J. Gavlinski, D. Johnson, D. Jones
J. Lakos

MEMBERS ABSENT: J. Carter, R. Franckowiak, R. Yoder, A. Slawinski

OTHERS PRESENT: Jon Rose (City Code Administrator)
Denise Jensen (City of Manistee)
Jake Kowalski (News Advocate)
Paul Adamski

PUBLIC HEARING:

There was no public hearing on the agenda.

SITE PLAN REVIEWS:

Paul Adamski presented plans to increase storage space at the A Storage Inn on Arthur Street. Twenty four additional storage units will be contained in a new 30 ft by 120 ft building of similar design to existing buildings at the site. The new building will not be visible from Arthur Street. It was noted by J. Rose that the facility is currently a grand fathered nonconforming use. The Zoning Ordinance allows construction of additional building space for a nonconforming use, provided that the new space is less than 50% of the original building space. The proposed new building meets that requirement and complies with all other Zoning Ordinance requirements.

CITIZEN QUESTIONS AND CONCERNS:

There were no public questions or comments expressed at the meeting.

MINUTES:

It was moved by J. Lakos, supported by J. Gavlinski, that the minutes of the October 6, 1994 meeting be approved. The motion carried.

UNFINISHED BUSINESS:

Sign Ordinance - Ron Bauman reviewed proposed responses to Downtown Merchants Committee comments on the draft Sign Ordinance which have been received from Tom Amor. Planning Commission members were requested to provide final comments to Jon Rose by November 9th.

High Risk Erosion - Jon Rose described the Lake Michigan shoreline area which is included in the State of Michigan's new high risk erosion zone. A proposed revision to the Zoning Ordinance to comply with new State requirements is being drafted by the High Risk Erosion Committee.

CITY UPDATE:

Jon Rose provided the following City update: EarthTec has been retained to perform the well head delineation study; soil contamination investigations are continuing at the City garage relative to the removed underground storage tanks; survey work has started for sewer separation and street improvement work on Maple Street between River and First Street, and on First Street between the highway and Maple Street; and design work funded by the DDA has started on River Walk East to support the grant application.

D.D.A. REPORT:

Duane Jones reported that discussions are being held relative to installing an MDOT sign at the corner of River and the highway to identify the Historic District location, the DDA has invited the Grand Haven DDA director to visit Manistee and discuss his first year of experience, a recognition program is being developed to honor the building painting which has occurred on River Street, and studies are still being performed on the downtown sign post issue.

ZONING BOARD OF APPEALS REPORT:

Denis Johnson reported that the Zoning Board of Appeals met and approved a variance for a deck at the M. Cichy residence.

SITE PLAN REVIEW/HISTORIC OVERLAY COMMITTEE REPORT:

J. Gavlinski reported on Committee preparation of Historic District guidelines.

ORDINANCE COMMITTEE REPORT:

There was no meeting during the last month.

NEW BUSINESS:

A Storage Inn - Following discussion, it was moved by R. Bauman, supported by D. Jones to approve the Site Plan for additional storage at A Storage Inn. The motion was unanimously approved.

Donated property - The Phoenix Petroleum Co. has donated lots 84, 85, 86 and the West 1/2 of lot 87 in the Reitz Park Addition to the City. The City has requested input from the Planning Commission regarding the best use for the property. Following a general discussion of possible uses, it was decided to table further action until the next Planning Commission meeting. Members were requested to visit the site as necessary, and to develop ideas for its use prior to the December meeting.

WORK SESSION:


There was no work session on the agenda.

ADJOURNMENT:

There being no further business, it was moved by J. Gavlinski, supported by J. Lakos, that the meeting be adjourned. The motion carried.

The meeting adjourned at 8:00 PM.

MANISTEE CITY PLANNING COMMISSION



Ronald C. Bauman, Secretary

